

MINUTES
MOUNT VERNON PLANNING AND ZONING COMMISSION
September 11, 2019

The Mount Vernon Planning and Zoning Commission met September 11, 2019 at Mount Vernon City Hall Council Chambers with the following members present: Truman Jordan, Jay Willems, Joan Burge, Trude Elliott, Rich Hileman and Jenna Wischmeyer. Absent: Matt Nelson. Also in attendance, Zoning Administrator, Heather Flynn. Meeting was called to order by Jordan at 6:33 p.m.

1. Approval of Agenda and July 10, 2019 minutes. These documents stand approved unless otherwise indicated by Commission members.
2. Open Forum: each citizen limited to 5 minutes per discussion item.
3. Public Hearing and Discussion and Possible action on extending a Public Use Overlay District to POS #2135, Bryant Road SW, Mount Vernon, Iowa. Jordan reminded commission members that this is the parcel that was recently approved by Planning and Zoning to be rezoned to Light Industrial and opened the public hearing. Heather Flynn explained that this would be an extension of the public overlay that is over all of the City's public zones. Jordan closed the public hearing. Willems moved approval of extending the Public Use Overlay District to POS #2135, Bryant Road SW, Mount Vernon, Iowa. Seconded by Hileman. Motion carries.
4. Public Hearing and Discussion and Possible action regarding a farmstead split of Section 33-T83N-R5W, 5TH P.M. Land north of Mount Vernon on Springville Road. Flynn explained that this is not located in the City limits but is within the two mile jurisdiction (per State Code) so the City is allowed to review. Typically the City waives their rights to review unless there is something that is substantial, such as the creation of a subdivision, which is the case here. This will be passed on to City Council for review once approved by Planning and Zoning. This is a small farmstead split outside of City limits. Jordan opened the public hearing. Guy Booth, representing the estate of Frances Wolrab, described the location of the parcel just within two miles of the City limits. This would be a two acre split that includes a white farm house on the west side of the road. Booth explained that because this is a farmstead split, a survey needs to be done and go through the formal procedure to get done. It has been approved by Linn County Planning and Development and it will go on to the Board of Supervisors once approval is given by Mount Vernon. The estate of Frances Wolrab would like to split the farmstead so they can eliminate maintenance

costs by selling off the property. The remaining farm land will remain with the Wolrab family. There will be restrictive covenants that says that it cannot be developed any further without going through Linn County Planning and Development. Jordan closed the public hearing. Jordan asked Flynn if she knew of any interests by the City that would be harmed in any way by approving this. Flynn said she did discuss this with the City Administrator and there is no growth or development currently in that part of town that would have any impact on this. Willems moved that the plat of Wolrab Pleasantview Addition to Linn County, Iowa be approved as set forth in the Resolution provided by Council for the applicant. Motion seconded by Hileman. Motion carries.

5. Zoning Administrator Report. Flynn reported that it has been a busy summer processing building permits. The next time the Commission meets there will be a final plat to review for the Stonebrook 7th Addition. Matt Siders will be filling in next month while Flynn is on maternity leave. Flynn also gave an update on the Housing Commission. Out of 14 applicants, two low income grants have been awarded in Mount Vernon for renovations/repairs by the Housing Fund for Linn County.
6. Old Business.
7. New Business.

Meeting adjourned at 6:52 p.m. on September 11, 2019.

Respectfully submitted,
Marsha Dewell
Deputy Clerk